BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION **-------** No: 13/CBTT-MC26	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness** **----------** Ho Chi Minh City, day 29th, April, 2026

INFORMATION DISCLOSURE ON THE ELECTRONIC INFORMATION PORTAL OF THE HANOI STOCK EXCHANGE

To: Hanoi Stock Exchange

Name of company : BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

Securities code : MVC

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+ Consolidated Financial Statements First Quarter of 2026

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Công Ty Cổ Phần Vật Liệu Và Xây Dựng Bình Dương

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AUTHORIZED PERSON TO DISCLOSURE INFORMATION

Nguyen Quoc Binh

CONSOLIDATED FINANCIAL STATEMENTS

BINH DUONG BUILDING MATERIALS AND CONSTRUCTION CORPORATION

FIRST QUARTER OF 2026

As at 31 March 2026

April 2026

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
(1)	(2)	(3)	(4)	(5)
A. SHORT-TERM ASSETS	**100**		**723.932.637.200**	**711.210.561.279**
I. Cash and cash equivalents	**110**	**V.1**	**46.665.302.032**	**33.207.019.479**
1. Cash	111		46.665.302.032	33.207.019.479
II. Short-term investments	**120**	**V.2**	**311.626.537.831**	**349.013.968.184**
1. Held to maturity investments	123		311.626.537.831	349.013.968.184
III. Short-term receivables	**130**		**187.794.207.249**	**153.573.439.030**
1. Short-term trade receivables	131	**V.3**	37.738.423.807	38.085.828.496
2. Short-term advances to suppliers	132	**V.4**	97.135.706.516	3.098.617.969
4. Other short-term receivables	136	**V.5**	64.157.188.035	123.626.103.674
5. Short-term provision for doubtful debts	137	**V.6**	(11.237.111.109)	(11.237.111.109)
IV. Inventories	**140**	**V.7**	**172.227.912.805**	**168.845.527.798**
1. Inventories	141		177.116.585.540	173.734.200.533
2. Provision for decline in value of inventories	149		(4.888.672.735)	(4.888.672.735)
V. Other current assets	**150**	**V.8**	**5.618.677.283**	**6.570.606.788**
1. Short-term prepaid expenses	151		899.681.225	1.756.772.355
2. Deductible VAT	152		4.718.996.058	4.813.834.433
B. LONG-TERM ASSETS	**200**		**1.066.606.706.121**	**1.050.446.784.163**
I. Long-term receivables	**210**		**9.079.758.834**	**8.731.920.258**
1. Other long-term receivables	216		9.079.758.834	8.731.920.258
II. Fixed assets	**220**		**209.706.801.578**	**201.076.929.863**
1. Tangible fixed assets	*221*	**V.9**	*202.411.177.750*	*193.630.816.108*
- Costs	222		542.455.444.319	523.685.218.567
- Accumulated depreciation	223		(340.044.266.569)	(330.054.402.459)
2. Intangible fixed assets	*227*	**V.10**	*7.295.623.828*	*7.446.113.755*
- Costs	228		213.093.675.282	213.093.675.282
- Accumulated depreciation	229		(205.798.051.454)	(205.647.561.527)
III. Investment properties	**230**	**V.11**	**13.786.191.724**	**13.883.392.504**
- Costs	231		19.354.940.301	19.354.940.301
- Accumulated depreciation	232		(5.568.748.577)	(5.471.547.797)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
IV. Long-term assets in progress	**240**	**V.12**	**41.475.139.494**	**73.664.117.515**
1. Long-term work in progress	242		41.475.139.494	73.664.117.515
V. Long-term investments	**250**		**505.383.362.279**	**484.106.767.675**
1. Investments in joint ventures and associates	252	**V.13**	485.383.362.279	464.106.767.675
3. Held to maturity investments	255		20.000.000.000	20.000.000.000
VI. Other long-term assets	**260**		**287.175.452.212**	**268.983.656.348**
1. Long-term prepaid expenses	261	**V.14**	278.682.169.923	260.490.374.059
2. Deferred income tax assets	262		8.493.282.289	8.493.282.289
TOTAL ASSETS (270 = 100 + 200)	**270**		**1.790.539.343.321**	**1.761.657.345.442**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

Items	Code	Notes	Closing balance	Opening balance
C. LIABILITIES	**300**		**336.398.398.653**	**372.488.196.019**
I. Short-term liabilities	**310**		**331.877.713.976**	**364.992.273.102**
1. Short-term trade payables	311	**V.15**	12.095.906.545	22.822.607.652
2. Short-term advances from customers	312	**V.16**	12.014.957.948	12.433.424.845
3. Taxes and other payables to government budget	313	**V.17**	18.010.075.569	27.686.845.544
4. Payables to employees	314	**V.18**	3.568.377.050	12.918.026.550
5. Short-term accrued expenses	315	**V.19**	17.130.015.824	24.074.819.750
8. Doanh thu chưa thực hiện ngắn hạn	318		4.530.198.394	5.106.000.000
6.Other short-term payments	319	**V.20**	2.806.503.270	334.442.111
7.Short-term loans and finance lease liabilities	320	**V.21**	261.721.679.376	256.814.072.949
8. Bonus and welfare fund	322		-	2.802.033.701
II. Long-term liabilities	**330**		**4.520.684.677**	**7.495.922.917**
1. Other long-term payables	337	**V.22**	1.211.251.000	2.655.901.000
2. Deferred income tax payables	341		462.612.908	2.070.890.348
3. Long-term provisions	342		2.846.820.769	2.769.131.569
D. OWNER'S EQUITY	**400**		**1.454.140.944.668**	**1.389.169.149.423**
I. Owner's equity	**410**		**1.454.140.944.668**	**1.389.169.149.423**
1. Owner's equity	411		1.000.000.000.000	1.000.000.000.000
- Ordinary shares with voting rights	411a		1.000.000.000.000	1.000.000.000.000
2. Development and investment funds	418		117.294.340.670	117.294.340.670
3.Undistributed profit after tax	421		336.846.603.998	271.874.808.753
- Undistributed profit after tax brought forward	421a		273.329.579.636	92.705.045.138
- Undistributed profit after tax for the current year	421b		63.517.024.362	179.169.763.615
TOTAL RESOURCES (440 = 300 + 400)	**440**		**1.790.539.343.321**	**1.761.657.345.442**

Tan Dong Hiep, 29 April 2026

Prepare	Chief accountant	General Director
Le Hai Duong	Huynh Minh Tam	Le Viet Chau

CONSOLIDATED INCOME STATEMENT

First quarter of 2026

Unit: VND

Items	Code	Notes	First quarter of		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Revenues from sales and services rendered	1	VI.1	204.972.284.495	151.429.156.697	204.972.284.495	151.429.156.697
2. Revenue deductions	2		-	-	-	-
3. Net revenues from sales and services rendered	**10**		**204.972.284.495**	**151.429.156.697**	**204.972.284.495**	**151.429.156.697**
4. Costs of goods sold	11	VI.2	131.308.682.130	114.680.734.819	131.308.682.130	114.680.734.819
5. Gross revenues from sales and services rendered	**20**		**73.663.602.365**	**36.748.421.878**	**73.663.602.365**	**36.748.421.878**
6. Profit/loss from the sale and liquidation of investment properties.	**21**		-	-	-	-
7. Financial income	22	VI.3	5.367.677.262	3.241.083.727	5.367.677.262	3.241.083.727
8. Financial expenses	23	VI.4	4.180.535.772	6.587.111.011	4.180.535.772	6.587.111.011
+ In which: Interest expenses	*24*		4.180.535.772	3.112.378.869	4.180.535.772	3.112.378.869
9. Profit and loss in joint ventures	25		18.061.540.004	7.548.393.383	18.061.540.004	7.548.393.383
10. Selling expenses	26	VI.5	5.735.677.554	7.003.086.161	5.735.677.554	7.003.086.161
11. General administration expenses	27	VI.6	9.390.471.005	8.063.008.777	9.390.471.005	8.063.008.777
12. Net profits from operating activities [30=20+21+(22-23)+24-(25+26)]	**30**		**77.786.135.300**	**25.884.693.039**	**77.786.135.300**	**25.884.693.039**
13. Other income	31	VI.7	28.424.679	171.787.553	28.424.679	171.787.553
14. Other expenses	32	VI.8	1.674.952	231.417	1.674.952	231.417
15. Other profits (40=31-32)	**40**		**26.749.727**	**171.556.136**	**26.749.727**	**171.556.136**
16. Total net profit before tax (50=30+40)	**50**		**77.812.885.027**	**26.056.249.175**	**77.812.885.027**	**26.056.249.175**
17. Current corporate income tax expenses	51	VI.9	12.015.745.265	3.882.786.866	12.015.745.265	3.882.786.866
18. Deferred corporate income tax expenses	52	VI.9	-	12.025.679	-	12.025.679
19. Profits after corporate income tax (60=50-51-52)	**60**		**65.797.139.762**	**22.161.436.630**	**65.797.139.762**	**22.161.436.630**
- Profits after corporate income tax attributable to shareholders to the parent	61		65.797.139.762	22.161.436.630	65.797.139.762	22.161.436.630
- Profits after corporate income tax attributable to non - controlling interests	62		-	-	-	-
20. Basic earnings per share (*)	70	**VI.10**	592	199	592	199
21. Diluted earnings per share (*)	71	**VI.10**	592	199	592	199

Tan Dong Hiep, 29 April 2026

Prepare	Chief accountant	General Director
Le Hai Duong	Huynh Minh Tam	Le Viet Chau

CONSOLIDATED CASH FLOW STATEMENT

(Direct method)

First quarter of 2026

Items	Code	Notes	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year
I. Cash flows from operating activities				
1. Proceeds from sales and services rendered and other revenues	01		60.342.707.570	53.795.818.706
2. Expenditures paid to suppliers	02		(177.487.414.407)	(51.244.371.893)
3. Expenditures paid to employees	03		(12.566.594.905)	(11.176.303.617)
4. Paid interests	04		(4.180.535.772)	(3.110.063.927)
5. Paid enterprise income tax	05		(19.068.295.058)	(7.406.565.504)
6. Other proceeds from operating activities	06		179.812.514.292	109.798.608.225
7. Other expenditures on operating activities	07		(112.506.832.011)	(94.617.827.521)
Net cash flows from operating activities	20		**(85.654.450.291)**	**(3.960.705.531)**
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(8.217.220.018)	(3.545.231.296)
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		382.500.000	-
2.Proceeds from disposal or transfer of fixed assets and other long-term assets	23		(76.446.633.761)	(25.443.453.308)
3.Proceeds from lending or repurchase of debt instruments from other entities	24		176.155.310.579	10.050.020.219
4.Expenditures on equity investments in other entities	25		(5.495.170.000)	-
5.Proceeds from interests, dividends and distributed profits	27		7.826.339.617	4.567.239.504
Net cash flows from investing activities	30		**94.205.126.417**	**(14.371.424.881)**
III.Cash flows from financial activities				
1. Proceeds from borrowings	33		106.522.736.585	100.684.775.031
2. Repayment of principal	34		(101.615.130.158)	(104.847.688.677)
3. Dividends and profits paid to owners	36		-	-
Net cash flows from financial activities	**40**		**4.907.606.427**	**(4.162.913.646)**
Net cash flows during the fiscal year	**50**		**13.458.282.553**	**(22.495.044.058)**
Cash and cash equivalents at the beginning of fiscal year	**60**		**33.207.019.479**	**61.776.743.450**
Cash and cash equivalents at the ending of fiscal year	**70**		**46.665.302.032**	**39.281.699.392**

Tan Dong Hiep, 29 April 2026

Prepare	Chief accountant	General Director
Le Hai Duong	Huynh Minh Tam	Le Viet Chau

V. NOTES TO THE CONSOLIDATED BALANCE SHEET.

1 - CASH AND CASH EQUIVALENTS		**Closing balance**		**Opening balance**
Cash on hand		**5.166.573.161**		**8.015.415.133**
- VND Cash		5.166.573.161		8.015.415.133
Cash in bank		**41.498.728.871**		**25.191.604.346**
- VND Deposit		41.479.614.394		25.172.489.869
- Foreign currency deposits		19.114.477		19.114.477
+ *USD*	283,38 USD #	7.137.173	283,38 USD #	7.137.173
+ *EUR*	401,06 EUR #	11.977.304	401,06 EUR #	11.977.304
Cash equivalents				
+ Term deposits with original maturity not exceeding 3 months		-		-
	Total	**46.665.302.032**		**33.207.019.479**

2. Short-term financial investment	**Closing balance**	**Opening balance**
- Short-term deposits	311.626.537.831	349.013.968.184
Total	**311.626.537.831**	**349.013.968.184**

3. Short-term trade receivables	**Closing balance**	**Opening balance**
- Customers of project management board	430.437.604	3.033.043.600
- Customers of Ben Cat Brick and Tile Factory	26.188.109.834	21.788.176.344
- Customers of Ho Chi Minh Branch	-	3.403.015.885
- Customers of Binh Phuoc Branch	-	5.573.410.372
- Other customers	11.119.876.369	4.288.182.295
Total	**37.738.423.807**	**38.085.828.496**

4. Short-term advances to suppliers	**Closing balance**	**Opening balance**
- Thanh Le Corporation (i)	81.038.540.000	-
- Kim Ngan Ha Co., Ltd	3.499.200.000	-
- Tri Tue Viet Co., Ltd	1.116.000.000	-
- 911 Group JSC	1.000.000.000	1.000.000.000
- An Khoa Automotive Engineering and Manufacturing Co.,	1.611.500.000	966.900.000
- Others	8.870.466.516	1.131.717.969
Total	**97.135.706.516**	**3.098.617.969**

(i) Is a related party.

5. Other short-term receivables	**Closing balance**	**Opening balance**
- Interest receivable	7.247.786.546	7.474.671.439
- Loan interest	-	2.232.466.569
- Receivables from employees	53.686.956.567	50.089.257.009
- Dividends receivable	720.005.760	720.005.760
- Others	2.502.439.162	788.456.423
- Short-term loan receivables		62.321.246.474
Total	**64.157.188.035**	**123.626.103.674**
Short-term provision for doubtful debts	(11.237.111.109)	(11.237.111.109)

6. Inventories	**Closing balance**	**Opening balance**
Cost of inventory		
Raw materials	3.925.349.393	3.974.697.509
Work in progress	144.174.488.998	145.006.185.145
Finished goods	12.289.376.380	18.618.205.977
Goods	16.727.370.769	6.135.111.902
Total	**177.116.585.540**	**173.734.200.533**
Provision for decline in value of inventories	**(4.888.672.735)**	**(4.888.672.735)**
Net realizable value of inventories	**172.227.912.805**	**168.845.527.798**

7. Other current assets	**Closing balance**	**Opening balance**
- Short-term prepaid expenses	899.681.225	1.756.772.355
- VAT deductible	4.718.996.058	4.813.834.433
- Taxes and other receivables from government budget	-	-
Total	**5.618.677.283**	**6.570.606.788**

8. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machine, equipment	Transportation, equipment	Office equipment and furniture	Total
I. Original cost					
Openning balance	**227.297.916.834**	**252.887.113.422**	**40.508.141.522**	**2.992.046.789**	**523.685.218.567**
Increase	17.379.006.934	840.207.000	1.010.011.818	-	19.229.225.752
- Purchase	*-*	*840.207.000*	*1.010.011.818*	*-*	*1.850.218.818*
- Finished capital invest	*17.379.006.934*	*-*	*-*	*-*	*17.379.006.934*
Decrease	-	-	459.000.000	-	459.000.000
- Liquidation	*-*	*-*	*459.000.000*	*-*	*459.000.000*
Closing balance	**244.676.923.768**	**253.727.320.422**	**41.059.153.340**	**2.992.046.789**	**542.455.444.319**
II. Accumulated depreciation					
Openning balance	**180.360.665.283**	**127.629.277.876**	**19.506.587.369**	**2.557.871.931**	**330.054.402.459**
Increase	2.543.869.339	6.370.838.436	1.131.249.015	20.407.320	10.066.364.110
- Depreciation	*2.543.869.339*	*6.370.838.436*	*1.131.249.015*	*20.407.320*	*10.066.364.110*
Decrease	-	-	76.500.000	-	76.500.000
- Liquidating	*-*	*-*	*76.500.000*	*-*	*76.500.000*
Closing balance	**182.904.534.622**	**134.000.116.312**	**20.561.336.384**	**2.578.279.251**	**340.044.266.569**
III. Net book value					
Opening balance	**46.937.251.551**	**125.257.835.546**	**21.001.554.153**	**434.174.858**	**193.630.816.108**
Closing balance	**61.772.389.146**	**119.727.204.110**	**20.497.816.956**	**413.767.538**	**202.411.177.750**

- Original price of fixed assets that have been fully depreciated but are still in use at the end of the period: VND 151.767.514.662.

9. INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

Items	BOT toll collection rights, (DT743 Road)	Land use rights	Computer software	Total
I. Original cost				
Opening balance	**200.247.825.497**	**9.000.564.238**	**3.845.285.547**	**213.093.675.282**
Increase	-	-	-	-
Decrease	-	-	-	-
Closing balance	**200.247.825.497**	**9.000.564.238**	**3.845.285.547**	**213.093.675.282**
II. Giá trị hao mòn lũy kế				
Opening balance	**200.247.825.497**	**1.986.939.032**	**3.412.796.998**	**205.647.561.527**
Decrease	-	44.308.287	106.181.640	150.489.927
- Depreciation	*-*	*44.308.287*	*106.181.640*	*150.489.927*
Decrease	-	-	-	-
Closing balance	**200.247.825.497**	**2.031.247.319**	**3.518.978.638**	**205.798.051.454**
III. Net book value				
Opening balance	**-**	**7.013.625.206**	**432.488.549**	**7.446.113.755**
Closing balance	**-**	**6.969.316.919**	**326.306.909**	**7.295.623.828**

- Original cost of fully depreciated intangible assets still in use at the end of the period: VND 203.243.657.920.

10. INCREASE, DECREASE IN INVESTMENT PROPERTIES

Items	Opening	Increase	Decrease	Closing
Original cost	**19.354.940.301**	**-**	**-**	**19.354.940.301**
- Buildings	*16.643.940.891*	**-**	**-**	*16.643.940.891*
- Land use rights	*2.710.999.410*	**-**	**-**	*2.710.999.410*
Accumulated depreciation	**5.471.547.797**	**97.200.780**	**-**	**5.568.748.577**
- Buildings	*4.999.866.597*	*84.882.987*	-	*5.084.749.584*
- Land use rights	*471.681.200*	*12.317.793*	-	*483.998.993*
Net book value	**13.883.392.504**	**-**	**-**	**13.786.191.724**
- Buildings	*11.644.074.294*			*11.559.191.307*
- Land use rights	*2.239.318.210*			*2.227.000.417*

11. Construction in progress	**Closing balance**	**Opening balance**
- ICD Hoa Lu project	-	37.688.978.021
- Land use rights for project	40.375.132.826	34.975.132.826
- Fence construction	181.756.668	181.756.668
- Long Nguyen petrol station construction	448.250.000	448.250.000
- Others	470.000.000	370.000.000
Total	**41.475.139.494**	**73.664.117.515**

12. Investment in Subsidiaries, Associates, Joint Ventures

Name of subsidiary, associate, joint venture	**Closing balance**	**Opening balance**
High - Grade Brick - Tile Corporation (a)	22.347.213.276	21.924.421.896
Núi Nhỏ Joint Stock Company (b)	429.949.042.204	409.133.650.621
Nhi Hiep Brick - Tile Co-Operation (c)	33.087.106.799	33.048.695.158
Total	**485.383.362.279**	**464.106.767.675**
Provision for long-term investments	-	-
Net financial investment value **Total**	**485.383.362.279**	**464.106.767.675**

(a) Charter capital of HIGH - GRADE BRICK - TILE CORPORATION: 50,161,240,000 VND.
Binh Duong Building Materials and construction corporation holds 1,500,012 shares, accounting for 30.08%.
(b) Charter capital of Nui Nho Joint Stock Company: 219.200.000.000 VND.
Binh Duong Building Materials and Construction Corporation holds 9,659,170 shares, accounting for 44.07%.
(c) Charter capital of NHI HIEP BRICK - TILE CO-OPERATION: 30.415.420.000 VND.
Binh Duong Building Materials and Construction Corporation holds 913,794 shares, accounting for 30.04%.

13. Long-term prepaid expenses	**Closing balance**	**Opening balance**
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 1 Brick and Tile Factory	9.002.080.834	9.070.584.607
- Cost of receiving transfer of land use rights, land compensation cost of Long Nguyen 2 Brick and Tile Factory2	22.036.695.450	22.108.292.400
- Cost of transferring land use rights to build and expand Long Nguyen 2 Brick and Tile Factory (not yet built)	1.450.000.000	1.450.000.000
- Cost of excavating topsoil at Long Nguyen clay mine	2.297.347.878	2.297.347.878
- Cost of receiving transfer of land use rights at Binh Phuoc Branch to exploit construction stone	118.542.240.767	119.690.476.513
- Cost of unloading soil at Binh Phuoc branch	43.448.961.132	43.853.211.348
- Exploration costs and quarrying documentation	861.376.281	951.428.747
- Fee for granting mineral exploitation rights to Tan Lap stone mine	42.501.077.194	43.257.571.352
- Others	38.542.390.387	17.811.461.214
Total	**278.682.169.923**	**260.490.374.059**

14. Short-term trade payables	**Closing balance**	**Opening balance**
- Nui Nho Joints stock company (i)	-	147.201.502
- Thanh Le Corporation (i)	1.229.263.023	1.753.999.722
- Nhi Hiep Brick - Tile Co-Operation (i)	-	9.090.320.000
- Branch of Southern Mining Chemical Industry Company Limited - MICCO in Binh Duong	3.080.178.144	1.961.984.700
- Duc Son Coal Production and Trading Co., Ltd.	340.134.747	722.320.467
- Thanh Tuan Tourism Transport Co., Ltd	1.333.204.920	1.260.110.520
- VIE - TECH Co., Ltd	326.514.240	467.541.720
- Hung Nam Phat Co., Ltd	211.450.168	211.450.168
- Others	5.575.161.303	7.207.678.853
Total	**12.095.906.545**	**22.822.607.652**

(i) Is a related party.

15. Buyer pays in advance	**Closing balance**	**Opening balance**
- Customers pay in advance to buy construction materials	12.014.957.948	12.433.424.845
Total	**12.014.957.948**	**12.433.424.845**

16. Taxes and other payments to the state	**Closing balance**	**Opening balance**
- Value added tax	5.226.607.762	3.243.844.397
- Corporate income tax	6.621.824.799	13.674.374.592
- Personal income tax	285.719.368	180.068.190
- Natural resources tax	885.237.761	3.261.861.259
- Land rental	652.663.142	282.595.829
- Mineral exploitation license fee	3.354.841.854	3.354.841.854
- Fees, charges and other items of payment	983.180.883	3.689.259.423
Total	**18.010.075.569**	**27.686.845.544**

17. Payable to employees	**Closing balance**	**Opening balance**
	3.568.377.050	12.918.026.550
	3.568.377.050	**12.918.026.550**

18. Accrued expenses	**Closing balance**	**Opening balance**
- Accrued expenses	17.130.015.824	24.074.819.750
Total	**17.130.015.824**	**24.074.819.750**

19. Other payables	**Closing balance**	**Opening balance**
- Union dues	67.188.120	76.532.660
- Insurance premiums payable	1.075.563.280	-
- Amount left to ensure warranty obligations	203.768.900	203.768.900
- Surplus assets pending disposal	1.408.680.950	-
- Others	51.302.020	54.140.551
Total	**2.806.503.270**	**334.442.111**

20. Loans and finance lease liabilities	**Closing balance**	**Opening balance**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Binh Duong Branch	252.901.526.520	248.617.655.015
- Vietnam Joint Stock Commercial Bank For Industry And Trade - Binh Duong Branch	8.820.152.856	8.196.417.934
Total	**261.721.679.376**	**256.814.072.949**

21. Others payables	**Closing balance**	**Opening balance**
- Deposits received	1.211.251.000	2.655.901.000
Total	**1.211.251.000**	**2.655.901.000**

22. OWNER'S EQUITY

Items	Contributed capital	Other owners' equity	Development Investment Fund	Undistributed profit after tax	Total
Opening balance	**1.000.000.000.000**	**-**	**117.294.340.670**	**271.874.808.753**	**1.389.169.149.423**
Increase in current year	-	-	-	65.797.139.762	**65.797.139.762**
Other increases and decreases				(825.344.517)	**(825.344.517)**
Decrease in current year	-	-	-	-	-
+ Development Investment Fund (20%)	-	-	-	-	-
+ Bonus and welfare fund (7%)	-	-	-	-	-
+ Dividends				-	-
Closing balance	**1.000.000.000.000**	**-**	**117.294.340.670**	**336.846.603.998**	**1.454.140.944.668**

Details of owner's invested capital.

Items	Closing balance		Opening balance	
	Total	Common stock capital	Total	Common stock capital
Thanh Le Corporation	250.000.000.000	250.000.000.000	250.000.000.000	250.000.000.000
Other shareholders' equity	750.000.000.000	750.000.000.000	750.000.000.000	750.000.000.000
Total	**1.000.000.000.000**	**1.000.000.000.000**	**1.000.000.000.000**	**1.000.000.000.000**

VI. NOTES TO CONSOLIDATED INCOME STATEMENT

1. REVENUES FROM SALES AND SERVICES RENDERED	First quarter of current year	First quarter of previous year
- Revenue from sale of goods	186.549.808.619	134.233.676.460
- Revenue from BOT road	13.015.457.426	12.233.163.346
- Service revenue + other revenue	5.407.018.450	4.962.316.891
Total	**204.972.284.495**	**151.429.156.697**

No revenue deductions occurred during the period.

2. COST OF GOODS SOLD	First quarter of current year	First quarter of previous year
- Cost of goods sold	124.265.574.760	106.105.296.996
- Cost of BOT road	4.619.294.454	5.681.019.014
- Cost of service provision + others	2.423.812.916	2.894.418.809
Total	**131.308.682.130**	**114.680.734.819**

3. FINANCIAL INCOME

	First quarter of current year	First quarter of previous year
- Interest on deposits and loans	5.367.677.262	3.241.083.727
Total	**5.367.677.262**	**3.241.083.727**

4. FINANCIAL EXPENSES

	First quarter of current year	First quarter of previous year
- Interest expenses	4.180.535.772	3.112.378.869
- Other financial expenses	-	3.474.732.142
Total	**4.180.535.772**	**6.587.111.011**

5. SELLING EXPENSES

	First quarter of current year	First quarter of previous year
- Payroll expenses	3.275.813.431	3.590.760.021
- Expenses of materials, package	1.212.472.205	989.797.864
- Depreciation cost of fixed assets	774.225.765	570.721.018
- Expenses of outsourcing services	452.481.153	1.058.455.878
- Other expenses in cash	20.685.000	793.351.380
Total	**5.735.677.554**	**7.003.086.161**

6. GENERAL ADMINISTRATION EXPENSES

	First quarter of current year	First quarter of previous year
- Expenses of administrative staffs	5.158.707.900	3.488.595.424
- Office supplies costs	194.639.153	230.555.627
- Fixed asset depreciation costs	1.279.662.260	743.645.175
- Tax, duties, fees	-	829.123.901
- Expenses of outsourcing services	2.444.563.957	1.832.612.765
- Other expenses in cash	312.897.735	938.475.885
Total	**9.390.471.005**	**8.063.008.777**

7. OTHER INCOME

	First quarter of current year	First quarter of previous year
- Liquidation of fixed assets	-	90.909.090
- Compensation money	-	80.058.240
- Other income	28.424.679	820.223
Total	**28.424.679**	**171.787.553**

8. OTHER EXPENSES	**First quarter of current year**	**First quarter of previous year**
- Odd numbers in payment	-	-
- Other expenses	1.674.952	231.417
Total	**1.674.952**	**231.417**

9. CURRENT INCOME TAX EXPENSE	**First quarter of current year**	**First quarter of previous year**
- Accounting profit before tax	77.812.885.027	26.056.249.175
- Increase (+) decrease (-) adjustments	(17.734.158.704)	(6.642.314.845)
- Tax-free income	-	-
- Taxable income	60.078.726.323	19.413.934.330
- Loss transfer	-	-
- Tax rate	20%	20%
- Corporate income tax payable	12.015.745.265	3.882.786.866
- Current corporate income tax expense	**12.015.745.265**	**3.882.786.866**
- Deferred corporate income tax expense	**-**	**12.025.679**

10. BASIC EARNINGS PER SHARE/DILUTED EARNINGS PER SHARE	**First quarter of current year**	**First quarter of previous year**
- Profits after corporate income tax	65.797.139.762	22.161.436.630
- Appropriation of bonus and welfare funds	6.579.713.976	2.216.143.663
- Average ordinary shares outstanding during the year	100.000.000	100.000.000
Basic earnings per share/diluted earnings per share	**592**	**199**

VII. Other information

1. Related parties transactions and balances

The parties related to the Company include:

Related parties	**Relationship**
High - Grade brick - Tile Corporation	Associate company
Nui Nho Joint Stock Company	Associate company
Nhi Hiep Brick - Tile Co-Operation	Associate company
Thanh Le Corporation	Major shareholder

During the period, the Company had the following transactions with related parties:

Related parties	Transactions	Amount
Nui Nho Joint Stock Company	Purchase	179.332.428
	Payment for goods	326.533.930
	Nui Nho Purchase	6.366.174.546
	Nui Nho Payment for goods	5.993.200.647
		-
Nhi Hiep Brick - Tile Co-Operation	Purchase	3.206.916.802
	Payment for goods	3.731.653.501
	Nhi Hiep Purchase	15.971.174.882
	Nhi Hiep Payment for goods	17.897.055.683
		-
Thanh Le Corporation	Purchase	58.832.140.000
	Payment for goods	148.961.000.000
	Thanh Le Purchase	-
	Thanh Le Payment for goods	-

At the end of the reporting period, the liabilities to related parties were as follows:

Related	Content	Amount
Nui Nho Joint Stock Company	Purchases	-
	Sales receivable	611.560.535
Nhi Hiep Brick - Tile Co-Operation	Purchases	1.229.263.023
	Sales receivable	261.481.374
Thanh Le Corporation	Advances to suppliers	81.038.540.000
	Sales receivable	-

Tan Dong Hiep, 29 April 2026

Prepare	Chief Accountant	General Director
Le Hai Duong	Huynh Minh Tam	Le Viet Chau